

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Nellore Municipal Corporation – Change of land use from Mixed use to Commercial use at Plot No. 11/P & 12 of L.P.No. 63/63 and D.No. 23/1184, 23/1185 C.A.S.No. 483 at Sodhan Nagar, besides APSRTC bus stand, SPSR Nellore to an extent of 780.18 Sq.Mtrs - Draft Variation –Confirmed – Orders issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 54

Dated: 03 -02-2012.
Read the following:-

- 1) GO.Ms.No. 11, MA dt: 07.01.2011.
- 2) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No. 6381/11/G, dated 14.09.2011.
- 3) Govt. Memo No.24067/H1/2011-1, dt:30-12-2011.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.11, Part-I, dt:05-01-2012.

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ORDER:-

The draft variation to the Nellore General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 11 MA., dated 07.01.2011 was issued in Government Memo No.24067/H1/2011-1, Municipal Administration & Urban Development Department dt:30-12-2011 and published in the Extraordinary issued of A.P. Gazette No.11, Part-I, dated 05-01-2012. No objections and suggestions have been received from the Public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dt:13-01-2012 has stated that the Commissioner, Nellore Municipal Corporation has informed that the applicants has paid an amount of Rs.31,240/- (Rupees thirty one thousand two hundred and forty only) towards conversion charges as per G.O.Ms.No.158, MA., dt:22-03-1996. Hence the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Guntur.
The Municipal Commissioner, Nellore Municipality, Nellore District.

Copy to:

The individual through the Municipal Commissioner, Nellore Municipality, Nellore District.
The District Collector, Nellore District.
SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub-section 92) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variations to the Master Plan of Nellore Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 11, Part – I, dt. 05.01.2012, as required by clause (b) of the said section.

VARIATION

The site in Plot No.11/P & 12 of L.P.No.63/63, Door No.23/184, 23/1185, situated at Sodhan Nagar, besides APSRTC bus Stand, SPSR Nellore, to an extent of 780.18 Sq. Mtrs the boundaries of which are as shown in the schedule below and which is earmarked for Mixed Land use in the General Town Planning Scheme (Master Plan) of Nellore sanctioned in G.O.Ms.No.11 MA., dated 07-01-2011 is designated for Commercial use by variation of change of land use as marked "ABCD" as shown in the revised part proposed land use map GTP No. 2/2011/G which is available in Municipal Office, SPSR Nellore, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall not take up any development activity without prior approval of the Competent Authority.
7. The Commercial activities proposed by the applicant shall be in conformity with the commercial activities allowed on 40' wide road.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : House of Dr.Saida Rao.
East : Site of Koduru Gopal Reddy.
South : Existing 40' wide road.
West : Sloka Homes Apartment.

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SECTION OFFICER